

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: August 13, 2003 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on
Wednesday, August 13, 2003, with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS CONTINUED FROM JULY 10, 2003:

I. Subdivision, Site Plan & Conditional Use Permit Applications: (See Enclosed)

1. S-19-2003 Property located at 1250 S. Willow Street, an application to consolidate existing parcels (TM 756-12, 13 & 14) into one tract, and create Parcel "A" (consisting of 10,971 sq. ft.) to be consolidated with TM 933-Lot#45 – 1250 South Willow Street Realty, Inc.
Public Hearing: 07/10/2003
Deadline for Action: 09/11/2003
2. SP-13-2003 Property located at 1300 S. Porter Street (Extension), an application for site plan approval for the construction of a 150,000 sq. ft. retail furniture store with parking – Furniture World for Guitierrez Co.
Public Hearing: 07/10/2003
Deadline for Action: 09/11/2003
3. PD-4-1997 Property located at 2108 River Road, an application to amend a previously (Amendment) approved plan to demolish an existing building and construct a 4,470 sq. ft. CU-14-2003 maintenance building, a 320 sq. ft. storage shed, and a conditional use permit for a private school– Derryfield School
Public Hearing: 07/10/2003
Deadline for Action: 09/11/2003
4. CU-11-2003 Property located at 255 Maple Street, an application for the issuance of a "conditional use permit" for occupancy of the building as a dog grooming shop,

pursuant to Article 12 of the Manchester Zoning Ordinance – Theresa Moriarty

Public Hearing: 07/10/2003

Deadline for Action: 09/11/2003 [Withdrawn by Applicant]

B. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications.

II. Subdivision, Site Plan & Conditional Use Permit Applications: (See Enclosed)

5. S-24-2003 Property located at 4381 Brown Avenue (TM 713, Lot #8) an application to subdivide property to create two (2) single family building lots – GAP Mountain Development, LLC for Xanthy Salim

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

6. SP-16-2003 Property located at 310 Second Street, an application for site plan approval for the construction of a 3,680 sq. ft. restaurant with parking (Wild Willy's) – Peter Stahl for James S. McDowell

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

7. CU-15-2003 Property located at 310 Second Street, an application for a conditional use permit to allow construction within the regulated floodway of the Piscataquog River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Peter Stahl for James S. McDowell

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

8. PD-6-2003 Property located at 721 Mammoth Road, an application to create a planned development by the construction of three buildings containing a total of 10 attached single family dwellings – Pierre L. Bouchard

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

9. PD-55-1985 Property located at 1370 & 1400 Front Street, an application to amend a SP-80-1985 previously approved site plan that created 41 dwelling units, by constructing

(Amendment) an 8,176 sq. ft., 3-story addition for community rooms, indoor pool/fitness area, and corridor connectors – Construction Planning and Management, Inc.

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

10.PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned development by the construction of 2 buildings containing a total of 10 town-house dwellings – Richard E. Fradette for NHHM, LLC

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

11.PD-09-2003 Property located at 1250 South Willow Street, an application for site plan approval to construct a 2,490 sq. ft. truck sales office and a 3,000 sq. ft. parts storage building – CLD, Inc. for Gerard J. Montembeault

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

12.CU-21-2002 Property located at 326 Amherst Street, an application for a conditional use permit to enlarge a rooming house from 15 rooms to 17 rooms, maintain an existing apartment and an application for a conditional use permit to waive parking pursuant to Section 10.02 (D-4) of the zoning ordinance – SPU Investments, LLC

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

13. CU-17-2003 Property located at 396 Pepsi Road, an application for a conditional use permit to occupy an industrial building as a solid waste and resource recovery facility (medical waste treatment) – Deirdre M. O’Callahan for Angel Steam, LLC

Public Hearing: 8/13/2003

Deadline for Action: 10/09/2003

B. LIMITED BUSINESS MEETING: (Regulatory Matters)

[Current Matters]

14. S-19-2003 Property located at 1250 S. Willow Street, an application to consolidate existing parcels (TM 756-12, 13 & 14) into one tract, and create Parcel “A” (consisting of 10,971 sq. ft.) to be consolidated with TM 933 – Lot #45 – 1250 South Willow Street Realty, Inc.

Public Hearing: 07/10/2003 & 8/13/2003

Deadline for Action: 09/11/2003]Recommendation Enclosed]

15. PD-4-1997 Property located at 2108 River Road, an application to amend a previously approved plan to demolish an existing building and build a 4,470 sq. ft. main-tenance building and a 320 sq. ft. storage building, and for a conditional use

(Amendment)
CU-14-2003

permit for a private school – Derryfield School

Public Hearing: 07/10/2003 & 8/13/2003

Deadline for Action: 09/11/2003 [Recommendation Enclosed]

16. PD-55-1985 Property located at 1370 & 1400 Front Street, an application to amend a
SP-80-1985 previously approved site plan that created 41 dwelling units, by constructing
(Amendment) an 8,176 sq. ft., 3-story addition for community rooms, indoor pool/fitness area,
and corridor connectors – Construction Planning and Management, Inc.

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003 [Recommendtion Enclosed]

17. CU-21-2002 Property located at 326 Amherst Street, an application for a conditiona use
CU-22-2002 permit to enlarge a rooming house from 15 rooms to 17 rooms, maintain an
existing apartment, and an application for a conditional use permit to waive
parking pursuant to Section 10.02(D-4) of the zoning ordinance - SPU
Investments, LLC

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

18. CU-17-2003 Property located at 396 Pepsi Road, an application for a conditional use permit
to occupy an industrial building as a solid waste and resource recovery facility
(medical waste treatment) – Deirdre M. O’Callahan for Angel Steam, LLC

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

19. CU-09-2003 Property located at 175/177 Wilson Street, an application for a conditional use
permit to waive required parking (Section 10.02 – D-4) – Roxanne Akhter

Public Hearing Held: 06/12/2003

Deadline for Action: 08/14/2003

111. Other Business Items

IV. Such Other Items as Board Members May Wish to Introduce.